

167.0

0004

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 805,500 /

USE VALUE: 805,500 /

ASSESSed: 805,500 /

Total Card /

Total Parcel

805,500

805,500

805,500

PROPERTY LOCATION

| | | |
|-----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 171 | | PARK AVE, ARLINGTON |

OWNERSHIP

| | |
|-----------|-----------------|
| Owner 1: | BRAMMER DIANA M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 171 PARK AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |

PREVIOUS OWNER

| | |
|-----------|--|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Aluminum Exterior and 1823 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|---------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 8329 | | Sq. Ft. | Site | | 0 | 70. | 0.76 | 8 | | | Med. Tr | -5 | | | | | 445,462 | | | | | | 445,500 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 8329.000 | 356,300 | 3,700 | 445,500 | 805,500 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.191 | 356,300 | 3,700 | 445,500 | 805,500 |
| Total Parcel | 0.191 | 356,300 | 3,700 | 445,500 | 805,500 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 441.85 | /Parcel: | 441.85 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 356,300 | 3700 | 8,329. | 445,500 | 805,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 345,400 | 3700 | 8,329. | 445,500 | 794,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 345,400 | 3700 | 8,329. | 445,500 | 794,600 | 794,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 271,900 | 3700 | 8,329. | 445,500 | 721,100 | 721,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 271,900 | 3700 | 8,329. | 394,600 | 670,200 | 670,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 271,900 | 3700 | 8,329. | 330,900 | 606,500 | 606,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 271,900 | 3700 | 8,329. | 330,900 | 606,500 | 606,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 265,200 | 3700 | 8,329. | 286,400 | 555,300 | 555,300 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| | | | | | | | | | |
|---------|-----------|------|-----------|-----------|------------|---|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| | 15879-398 | | 11/1/1984 | | | 1 | No | No | A |
| | | | | | | | | | |
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TAX DISTRICT

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|---------|-----------|------|-----------|-----------|------------|---|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| | 15879-398 | | 11/1/1984 | | | 1 | No | No | A |
| | | | | | | | | | |
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PAT ACCT.

| | | | | | | | | | |
|---------|-----------|------|-----------|-----------|------------|---|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| | 15879-398 | | 11/1/1984 | | | 1 | No | No | A |
| | | | | | | | | | |
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BUILDING PERMITS

| | | | | | | | | |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 9/17/2013 | 1389 | Renovate | 45,745 | C | | | | |
| 2/19/2013 | 222 | Redo Bat | 22,615 | C | | | | |
| 10/20/2010 | 2161 | New Wind | 4,695 | | | | | |
| 4/15/2009 | 232 | New Wind | 8,733 | | | | | |
| 4/18/2008 | 365 | Re-Roof | 8,300 | | | G9 | GR FY09 | |
| | | | | | | | | |
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ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-----------|
| Date | Result | By | Name |
| 6/8/2018 | Inspected | PH | Patrick H |
| 5/17/2018 | MEAS&NOTICE | CC | Chris C |
| 5/13/2014 | External Ins | PC | PHIL C |
| 2/27/2014 | Info Fm Prmt | EMK | Ellen K |
| 5/23/2013 | Info Fm Prmt | EMK | Ellen K |
| 2/19/2009 | Meas/Inspect | 163 | PATRIOT |
| 12/24/2008 | Measured | 372 | PATRIOT |
| 12/8/1999 | Meas/Inspect | 163 | PATRIOT |
| 7/14/1993 | | RV | |

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

AssessPro Patriot Properties, Inc